



Marsden Street
Poundbury



This double-fronted, four-bedroom family home is favourably situated occupying a prominent position within Poundbury, close to Queen Mother Square, overlooking Hamslade Green. Built by renowned local builders CG Fry, this delightful residence offers generous, well presented accommodation including two reception rooms, one of these being situated on the ground floor. The property boasts a southerly facing garden and there is a double freehold garage and a further allocated parking space. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles's vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there are a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre and garden centre. A Monart luxury spa is scheduled to open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.



- This substantial property benefits from two generous reception rooms both receiving plentiful natural light gained via a dual aspect. The ground floor reception room offers a set of french doors that provide access to the garden whilst the reception room situated on the first floor features an attractive fireplace and enjoys views over the green to the front of the property.
- The kitchen is a true feature of the property, enjoying a social and spacious feel, lending itself perfectly to modern living. There is a comprehensive range of fitted units and a selection of integral AEG appliances including a full height fridge, double oven and a five ring gas hob with extractor hood over. The property benefits from a separate utility room that provides additional storage options and access to the garden.

- Also situated on the first floor is the master bedroom, an extremely generous room offering tastefully fitted en-suite shower facilities. There are three further double bedrooms situated on the second floor along with the family bathroom that is fitted to a high standard with a suite comprising a low level wc, a wash hand basin, a panel enclosed bath and a separate shower cubicle.

- Externally the property enjoys an attractive, southerly facing garden to the rear that is laid predominately to lawn with an area of paving abutting the property ideal for alfresco dining. The garden provides access to a double garage with two up and over doors (one is electric).

Room Dimensions:

Ground Floor

Reception Room	5.92m x 3.12m (19'05" x 10'03")
Kitchen/Diner	5.92m x 3.15m (19'05" x 10'04")

First Floor

Sitting Room	5.92m x 3.12m (19'05" x 10'03")
Master Bedroom	4.14m x 3.15m (13'07" x 10'04")
En-Suite	3.15m x 1.68m (10'04" x 5'06")

Second Floor

Bedroom Two	3.53m x 2.92m (11'07" x 9'07")
Bedroom Three	3.10m x 2.92m (10'02" x 9'07")
Bedroom Four	2.97m x 2.90m (9'09" x 9'06")

Agents Notes:

There is an Annual Manco charge with charges varying between £110 and £160 dependent upon location.

Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities:

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970.

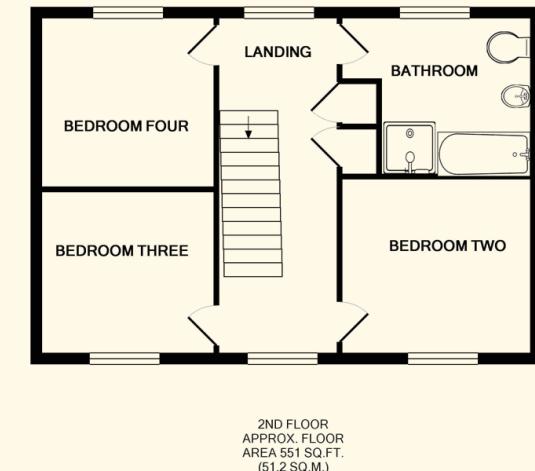
We are advised that the council tax band is E.

Viewings:

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860



MARSDEN STREET
TOTAL APPROX. FLOOR AREA 1656 SQ.FT. (153.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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